

OURchitecture



Date: August 20, 2015
To: City and County of Honolulu
Committee on Zoning and Planning
Re: Testimony in Support of **Bill 20 (2015), CD1**

Thank you for this opportunity to testify in **SUPPORT** of Bill 20 (2015) Amending the Land Use Ordinance Relating to Accessory Dwelling Units. My testimony is attached.

Sincerely,

Questor Lau
Licensed Registered Architect

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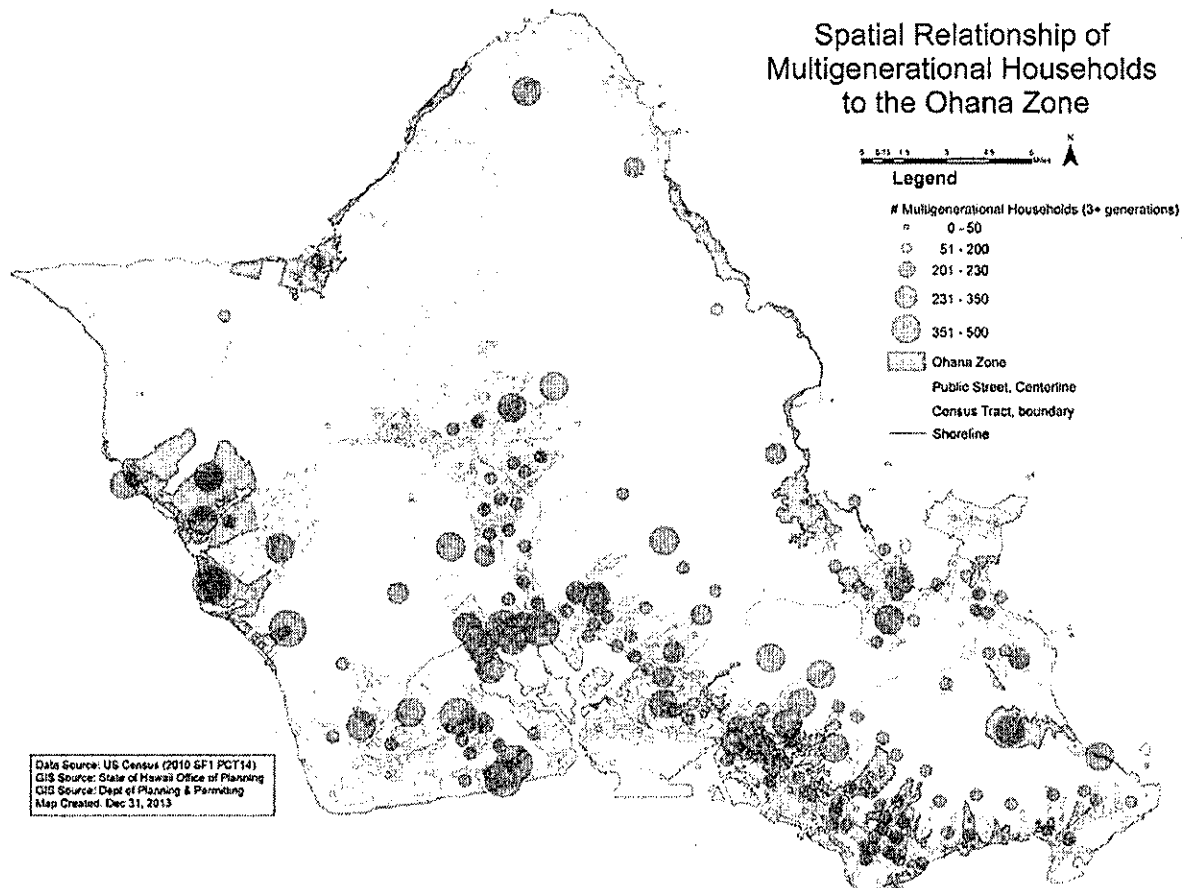
Listed below are topics¹ where Hawaii ranks at the top and bottom relative to other states in the nation. Highlighting our strengths and weaknesses suggests why **Accessory Dwelling Units (ADUs)** are a particularly good fit for Honolulu.

Topic	Hawaii's Rank in the Nation	Quantity	Description
Housing	1	8.1%	Percent of Households that are Multigenerational ²
	1	\$496,600	Median Housing Value of Owner-occupied Housing Units
	1	\$1,379	Median Monthly Housing Costs For Renter-occupied Housing Units (dollars)
	1	47.9%	Percent Of Mortgaged Owners Spending 30 Percent Or More Of Household Income On Selected Monthly Owner Costs
	1	8.6%	Percent Of Occupied Housing Units With 1.01 Or More Occupants Per Room
	2	3.01	Average Household Size
	3	\$2,244	Median Monthly Housing Costs For Owner-occupied Housing Units With A Mortgage (dollars)
	5	50.3%	Percent Of Renter-occupied Units Spending 30 Percent Or More Of Household Income On Rent And Utilities
	6	\$66,259	Median Household Income (in 2012 Inflation-adjusted Dollars)
	47	56.9%	Percent Of Occupied Housing Units That Are Owner-occupied
Travel to Work	1	15.3%	Percent of workers 16 years and over who traveled to work by car, truck, or van-- Carpooled
	7	6.7%	Percent Of Workers 16 Years And Over Who Traveled To Work By Public Transportation (Excluding Taxicab)
	49	65.2%	Percent Of Workers 16 Years And Over Who Traveled To Work By Car, Truck, Or Van-- Drove Alone
Aging	2	31.1%	Percent Of Households With One Or More People 65 Years And Over
	45	6.9%	Percent Of People 65 Years And Over Below Poverty Level In The Past 12 Months
Poverty	44	11.6%	Percent Of People Below Poverty Level In The Past 12 Months (for Whom Poverty Status Is Determined)
Employment	2	23.1%	Percent Of Civilian Employed Population 16 Years And Over In Service Occupations

¹ Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates; produced by the Hawaii State Department of Business, Economic Development & Tourism. Release Date: September 19, 2013. <http://census.hawaii.gov/acs/american-community-survey-2012/american-community-survey-2012-state-rankings-1-year-estimates/>

² Multigenerational households are defined by the census as containing 3 or more generations.

Multigenerational families are concentrated in 'Ewa Beach, Pearl City, Kalihi, Kaneohe, Waipahu, Waianae and Waimānalo (brown circles) yet the City does not currently allow 'Ohana Dwellings in most of these areas. Do you think that's stopped anyone from building a Rec Room?



Based on the high rates of Rec Room permits, it seems that the community has spoken. There is a strong demand for housing and while supporters of a liberalized Ohana unit policy may not be vocal, they may be seen in the high numbers of permits for Rec Rooms or Illegal Accessory Dwellings.³

The following table shows that the highest number of Illegal Accessory Dwelling permits occurred during the Great Recession of 2008. This suggests a strong correlation between poor economic conditions and rising numbers of Illegal Accessory Dwellings.

ANNUAL NEW RESIDENTIAL HOUSING UNITS ^[3]
(Honolulu County)

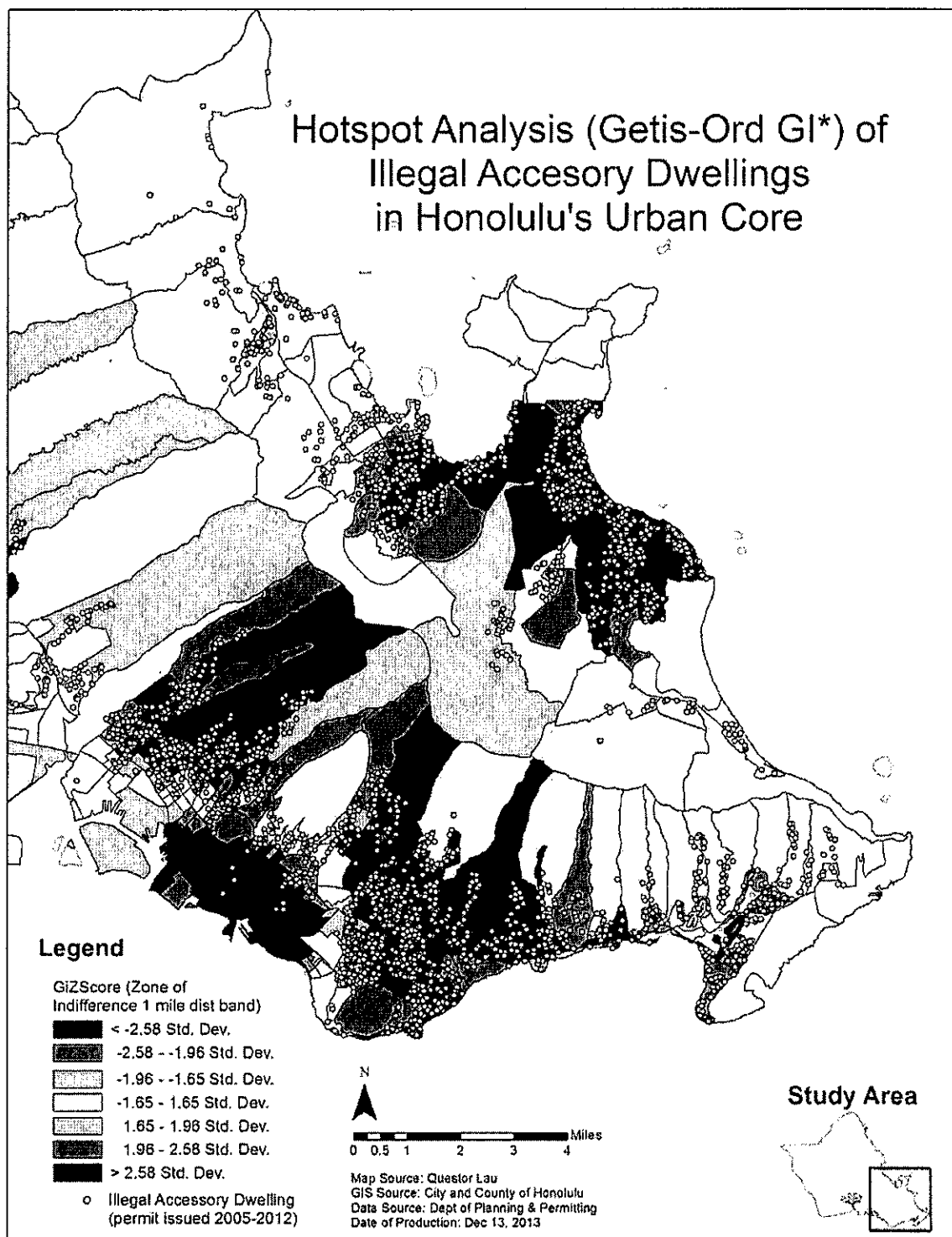
	2005	2006	2007	2008	2009	2010	2011	2012
1 Single and Two-Family Dwellings ^[1]	2,111	1,848	1,357	808	876	911	780	1,035
2 Illegal Accessory Dwellings ^[2]	911	927	896	695	562	593	594	502
Total Residential	3,033	2,788	2,271	1,514	1,448	1,518	1,386	1,550
Illegal Acc Dwellings as % of Total Residential	30%	33%	39%	46%	39%	39%	43%	32%

[1] Data is from C&C of Honolulu Dept of Planning & Permitting website, Building Permit Bulletin

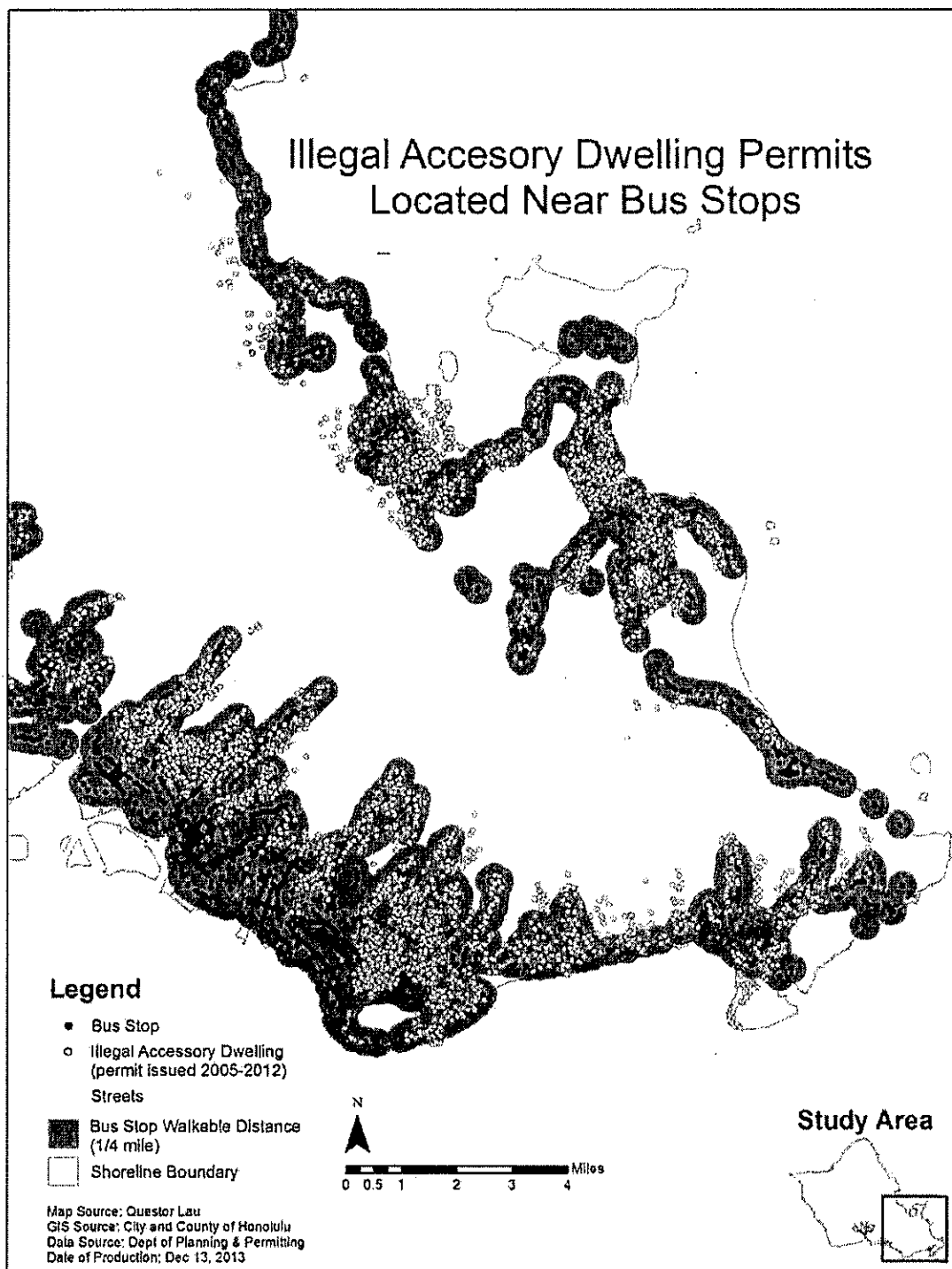
[2] Qty of bldg permits that required an affidavit or restr covenant (excluding Ohanas, Farm Dwigs, Relos and Demolition permits)

[3] Does not include multifamily housing i.e. apartment units are excluded from this count

³ Building Permits for Rec Rooms and other spaces that were considered *suspicious* (requiring an affidavit or restrictive covenant as a condition of building permit issuance) for being used as a rental unit occupied separately from the main house were counted and compared to the number of legal dwelling units created.



Above figure is a Statistical Hotspot Analysis. Illegal Accessory Dwellings (yellow dots) are concentrated in the urban core. Waikiki (blue area) has a lower than average rate of these units.



The following figure shows that 4,827 out of 5,504 Illegal Accessory Dwellings or 88% of yellow dots are within a 5 minute walk (brown buffer zone) to a bus stop. Access to alternative transportation supports reducing parking requirements for secondary units.